

REGULAR CITY COUNCIL MEETING

A Regular City Council Meeting was held on August 25, 2025 at 6:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Council President Charles E. Proctor called the meeting to order at 6:09 PM

Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Charles Proctor and Steven Spina. City Manager William Poe and City Attorney Matthew Maggard were also present. Jodi Wilkeson was not present. Mayor Melonie Bahr Monson arrived at 6:09 PM just after roll call was taken.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Utilities Director John Bostic III, CRA Director Gail Hamilton, HR & Risk Management Director Sandra Amerson, IT Director Mike Panak, Airport Manager Nathan Coleman, Finance Director Ted Beason, Building Official Calvin Switzer, Library Director Peggy Panak, Public Information Officer Kevin Weiss, Assistant Finance Director Jessica Carter, Principal Planner Rodney Corriveau, Historic Preservation/Community Planner Will McCaw, GIS/Community Planner Tommy-Lee Hunt, Code Enforcement Officer Stephen Page, Water Treatment Plant Operator A Eric Martin and City Clerk Ricardo Quiñones. The Invocation was led by Reverend Benjamin of St. Elizabeth Episcopal Church. The Pledge of Allegiance followed.

CITIZEN COMMENTS - NONE

MAYOR

1. City Manager Evaluation

Mayor Monson reported that City Manager William Poe received an average score of 3.56 out of 5 across ten evaluation categories. Council discussed the evaluation process and noted that the Mayor was not included in the scoring, which she confirmed and stated she was only asked to facilitate. Councilman Spina commended Mr. Poe's leadership during Hurricane Milton, and Councilman Smith noted the value of regular check-ins with the City Manager. Councilman Burgess and Council President Proctor also expressed support for Mr. Poe's performance. Mr. Poe thanked Council and credited his team for their support during the emergency response.

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - August 11, 2025
- 1.2 Approval of Budget Workshop Minutes - August 11, 2025
- 1.3 Appointment of Board Members
- 1.4 Approval of Agreement 24-25-04 - FAA Grant for T-Hanger Aprons Design
- 1.5 Approval of Agreement 24-25-06 FDOT Grant - T-Hangar Aprons
- 1.6 Approval of Amendment 1 to FDOT Agreement 25-23-03 - FBO Removal
- 1.7 Approval of Wages and Article Review 41-24-26 for Sergeants (2025-2027) Amendment to Articles 23, 26, and 29

Steven Spina motioned to Approve consent agenda as presented. Seconded by Kenneth Burgess. Motion Passed, 4-0.

2. FINANCE DIRECTOR'S REPORT

2.1 Fund Balance and Debt Policies

Council was asked to approve a Fund Balance and Debt Policy in preparation for the upcoming bond issuance. Finance Director Ted Beason explained that the policy would set a minimum fund balance of 25% of operating expenditures for both the General Fund and Water & Sewer Fund. The debt policy would cap annual debt service payments at 10% of general fund revenues, with an absolute limit of 15%. Council discussed the implications of pledging non-ad valorem revenues and clarified that enterprise funds would also contribute to the bond repayment.

Steven Spina motioned to approve the proposed fund balance and Debt Policies. Seconded by Lance Smith. Motion Passed, 4-0.

3. PLANNING DIRECTOR'S REPORT

3.1 Planning Report - Advent Health Zoning

Council was asked to consider a rezoning request from Advent Health for approximately 23 acres east of the hospital. Community Planner Will McCaw explained the request to change zoning from PUD and R4 to C3 to allow for hospital support uses such as medical offices and parking.

Tom Scarsky, representing Advent Health, presented the proposal and confirmed that there is no immediate development plan. Council expressed concern about the broad range of uses permitted

under C3 zoning, including vehicle sales and heavy equipment repair. For the record, Council requested that the applicant consider deed restrictions to limit uses to those compatible with hospital operations. Barbara Wilhight, Attorney to applicant, agreed to work with Staff on narrowing the scope before the public hearing.

MAYOR ANNOUNCEMENTS

Mayor Monson announced a proclamation for Martha Wilson's 100th birthday and reminded Council of the Chamber Banquet on Thursday. She requested that the Youth Council meet on September 8 at 5:00 PM. City Attorney Maggard advised that both the CRA meeting and City Council meeting be noticed for 6:00 PM and held consecutively.

CITY MANAGER ANNOUNCEMENTS

City Manager William Poe reported that the August 20th Job Fair was successful, with over 100 applications submitted. He announced that the City's Water Use Permit is on the Southwest Florida Water Management District's agenda for August 26th. He also shared a thank-you note from New Port Richey for hosting the MAP meeting and provided an update on Abbott Square improvements, including mobilization of equipment for roadwork on Beverly Hills Drive.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Matthew Maggard reported that he has been involved in discussions with Lennar regarding Abbott Square and believes the developer now understands the City's expectations. He recommended continuing the current course and re-evaluating progress.

CITY COUNCIL COMMENTS

Lance Smith - discussed the Benesch agreement and clarified that it supports Todd Vande Berg's presentation at the upcoming Economic Summit. He shared concerns from the Florida League of Cities conference, particularly regarding the Florida Department of Government Efficiency (FDOGE) and a proposed ad valorem tax exemption. He warned that the exemption could result in a 28% revenue shortfall and urged Council to advocate against it.

Steven Spina – None

Kenneth Burgess - noted City Manager Poe's engagement with vendors and other city managers at the FLC conference and echoed concerns about the proposed tax exemption.

Charles Proctor - emphasized the seriousness of the ad valorem issue and thanked staff for their work.

Before closing the meeting, City Manager Poe welcomed new Code Enforcement Officer Stephen Page, who was present at the meeting.

4. NOTED ITEMS

- 4.1 Proclamation - Martha Wilson 100th Birthday
- 4.2 Task Work Order #AB25-01

ADJOURN 6:51 PM

Submitted by Ricardo Quiñones